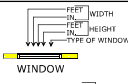


lower level floor plan
 S C 1/4" = 1'-0"
 garage & stairs area = 588 s.f.

- (CA) CARBON MONOXIDE ALARM SEE NOTE BELOW
- (SD) SMOKE DETECTOR ALARM SEE NOTE BELOW

- WINDOWS ABBREVIATIONS**
- RS = RIGHT SLIDING
 - LS = LEFT SLIDING
 - TS = TRIPLE SLIDING
 - FS = FIXED GLASS
 - SH = SINGLE HUNG
 - SC = SINGLE CASEMENT
 - DC = DOUBLE CASEMENT
 - TC = TRIPLE CASEMENT
 - DA = DOUBLE AWNING
 - TA = TRIPLE AWNING
 - SH = SINGLE HOPPER
 - TH = DOUBLE HOPPER
 - TV = TRIPLE HOPPER
 - LV = LOCKER



SMOKE DETECTORS SHALL:
 a. Be interconnected such that the activation of one alarm shall activate all alarms.
 b. Receive their primary power from the building wiring with 90 minutes battery backup.
 c. Approved combined smoke alarms and carbon dioxide alarms are acceptable.

CARBON MONOXIDE ALARM SHALL:
 a. Be interconnected such that the activation of one alarm shall activate all alarms.
 b. Receive their primary power from the building wiring with 90 minutes battery backup.
 c. Approved combined smoke alarms and carbon dioxide alarms are acceptable.

DETECTORS ARE NOT TO BE LOCATED IN THE KITCHEN, GARAGE, OR WITHIN 3 FEET FROM DOOR TO KITCHEN OR BATHROOM OR SUPPLY REGISTERS. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R310, ALL APPLICABLE STANDARDS AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS, R312.1.

NEW GLAZING COMPLIANCE
 ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION, MANUFACTURERS' CERTIFICATE OF COMPLIANCE TO THE OWNER

ENERGY TITLE 24 COMPLIANCE
 PLANS SHALL COMPLY WITH THE TITLE 24 ENERGY EFFICIENCY EQUIPMENTS AND ALL MANDATORY MEASURES. ALL WINDOWS/FRENCH DOORS AND SLIDING DOORS TO BE DUAL GLAZE INSULATED AND TO HAVE: U-FACTOR= .30 & SHGC=.32

FIRE REDUCTION MEASURES:

1. Roofs: Fiberglass composites roofs to be Class "M" minimum. Roofing assembly shall be installed in accordance with its listing and the manufacturer's installation instructions.
2. Eaves: Seal all edges of eave penetrations at eave blocks with an approved fire resistant caulking. The exposed surface on the underside of eaves/soffits/overhangs shall consist of one layer of 5/8" inch type X gypsum sheathing applied behind the exterior covering on the underside of the roof deck.
3. Decks:
 - a. Posts to minimum of 6x6" nominal dimensions
 - b. Beams to minimum 4x6" nominal dimensions
 - c. Joists to minimum 4x6" nominal dimensions spaced at 24" o/c max.
 - d. Wood decking to nominal lumber
 - e. Enclosure at 48" clearance under deck provide enclosure with 1/8" maximum screen material to prevent accumulation of trash, pine needles, etc.....
4. Vents: Only dormer vents or vented edges are permitted for attic ventilation. No vents shall be installed on the underside of eaves and soffits. Vent screening for dormers and under floor ventilation shall be of non-combustible material and shall have minimum opening of 1/8" and not exceed 1/2".
5. Windows and exterior glass and sliding doors:
 - a. Frame and sash are composed of solid material with welded corners, and.
 - b. Glazed with insulated glass with a minimum of one tempered pane meeting the requirements of Section 2406 Safety Glazing code.
 - c. Frame and sash profiles are certified in AIAA Inert Gas Certification Program, and.
 - d. Certified and labeled in accordance with U.S. DOE, 10 CFR, 610.10 for structural requirements, and. Shall meet the requirements of the California Energy Conservation Design Standards, Title 24, parts of the California Code of Regulations.
6. Exterior doors:
 - a. shall be constructed of solid core wood and comply with the following requirements:
 - i. Sides and stabs shall not be less than 1 3/8 inches thick.
 - ii. Raised panels shall not be less than 1 1/2 inches thick, except for the exterior perimeter of the raised panel inlay taper to a tongue not less than 3/8 inch thick.
7. Exterior Wall Assemblies:
 - a. Exterior wall assemblies shall be constructed in the following manner:
 - i. One layer of 5/8 inch type X gypsum sheathing applied behind the exterior covering or cladding on the exterior side of the framing.
 - ii. Legs - Minimum dimension 6" x 6"
8. Exterior doors:
 - a. Insulation - paper faced insulation shall be placed with paper facing on the ceiling on the bottom side of the glass and 1/2" to bottom of paper facing shall be exposed within the attic area.
9. Under Floor Area when FAU and/or water is located in built-up interior side of built-up to be covered with 1/2" rigid urea insulation.

HST/MST/MSTC/MSTA

Model No. | Series | Features | Allowable Tension (LBS) | Allowable Tension (LBS) | Allowable Tension (LBS) | Allowable Tension (LBS)

Model No. | Series | Features | Allowable Tension (LBS) | Allowable Tension (LBS) | Allowable Tension (LBS) | Allowable Tension (LBS)

NEW GLAZING COMPLIANCE

Model No. | W | L | U-Factor | SHGC | R-Value | U-Factor | SHGC | R-Value

Model No. | W | L | U-Factor | SHGC | R-Value | U-Factor | SHGC | R-Value

KEYNOTES

- (1) VERTICAL SEPARATION BETWEEN HOUSE AND GARAGE. PROVIDE ONE LAYER OF 5/8" TYPE X DRYWALL AT GARAGE SIDE AND COMMON WALLS. INSTALL 2 LAYERS OF 5/8" TYPE X DRYWALL AT GARAGE CEILING.
- (2) 1-3/8" THICK SOLID CORE OR EQUAL SELF CLOSING, SELF-LATCHING, TIGHT FITTING 20 MIN. RATED DOOR.
- (3) RHEEM 9.5 GPM NATURAL GAS HIGH EFFICIENCY OUTDOOR THINSLATE WATER HEATER, 200,000 BTU MODEL # ECH200DVLN1 - CSA LISTED (OR EQUAL)
- (4) ROLL UP GARAGE DOOR WITH OPENER
- (5) POST PER STRUCTURAL PLANS
- (6) 2X6 WOOD DECKING WITH 1/8" SPACING BETWEEN BOARDS
- (7) 42" HIGH METAL RAILS @ LESS THAN 4" CLEAR BETWEEN
- (8) 36" HIGH METAL RAILS @ LESS THAN 4" CLEAR BETWEEN

FLOOR PLAN NOTES

1. PROVIDE MIN. (2) 3/4" FACETS WITH HOSE CONNECTIONS, EACH SERVED BY A 3/4" WATERLINE AND INSTALLED PRIOR TO ANY PRESSURE REDUCING DEVICE AND SEPARATED BY AT LEAST ONE THIRD THE PERIMETER OF THE HOUSE. SUCH FACETS SHALL BE ON THE SIDE OF THE HOUSE FACING THE HAZARDOUS MATERIALS STORAGE AREA.
2. PROVIDE 30 MIN. VERTICAL, 6" MIN. HORIZONTAL CLEARANCE FROM BURNER TO COMBUSTIBLES.
3. STUCCO 1/2" DRYWALL SHALL BE NAIL TO ALL STUDS TOP AND BOTTOM RATES.
4. USE 2X6 STUDS FOR BEARING PLUMBING WALLS.
5. PROVIDE ANTI-CALDING VALVES IN SHOWERS & TUBS/SHOWER THEY MUST BE PRESSURE EQUALIZED OR THERMOSTATIC MIXING VALVES.
6. SMOKE DETECTORS AND CARBON MONOXIDE ALARMS SHALL SOUND AN ALARM AUDIBLE IN ALL AREAS OF THE BUILDING AND SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME. DETECTORS ARE NOT TO BE LOCATED IN THE KITCHEN, GARAGE, OR WITHIN 3 FEET FROM DOOR TO KITCHEN OR BATHROOM OR SUPPLY REGISTERS. SMOKE DETECTORS COMBINED WITH CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACKUP AND SHALL COMPLY WITH SECTION R310, ALL APPLICABLE STANDARDS AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS, R312.1. SMOKE DETECTORS IN EXISTING WALLS BE BATTERY OPERATED.
7. ALL EXTERIOR WALLS, ALL RATED FLOOR AREAS AND ENTIRE ATTIC OR ROOF/CEILING AREA SHALL HAVE INSULATION INSTALLED PER ENERGY TITLE 24.
8. COMBUSTION AIR FOR GAS BURNING HEATERS MUST BE PROVIDED IN ACCORDANCE WITH CBC SECTION 507 AND TABLE 5-1.
9. PROVIDE MUST STOP FLASHING AROUND ALL WALL PENETRATIONS AND OTHER OPENINGS.....
10. NO GAS PIPING ALLOWED UNDER FOUNDATIONS OR CONCRETE SLAB.
11. ALL HVAC EQUIPMENT SHALL BE APPROVED PRIOR TO INSTALLATION PER NATIONALLY RECOGNIZED STANDARDS AND EVIDENCED LISTING AND LABEL OF AN APPROVED AGENCY.
12. PLASTIC WATER PIPING ALLOWED WITHIN THE BUILDING.
13. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFYING BY THE NATIONAL FIREPROOFING RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.
14. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR ESCAPE. SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQ. FT. WITH THE MINIMUM OPENABLE WIDTH 20" AND A MINIMUM OPERABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
15. WINDOWS WITHOUT TUBS OR SHOWERS A TUB/SHOWER, AT STAIRS, OR ADJACENT TO AND WITHIN 42" OF STAIRS SHALL BE FULLY TYPED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC, PEB, DCL, ETC. TYPED GLAZING SHALL BE COPPER OR ALUMINUM ALLOWABLE RECESSED INTO INSULATED CEILING SHALL BE UL LISTED FOR DIRECT CONTACT WITH INSULATION.
16. EXTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS NOT LESS THAN 1-1/2" THICK OR 20 MIN. RATED DOOR.
17. EXTERIOR DOORS, VENTS, AND OPENINGS IN WALLS, ROOFS, ATTICS AND UNDERLOOR CRAWL SPACES SHALL BE COVERED WITH FIRE SCREEN WHICH SHALL BE OF CORROSION-RESISTANT METAL WITH A MAXIMUM MESH OF 1/8". EVERY CHIMNEY USED IN CONJUNCTION WITH ANY HEATING APPLIANCE IN WHICH SOLID OR LIQUID FUEL IS USED, SHALL BE PROVIDED WITH A SPARK ARRESTER.
18. DECK STRUCTURE IS CONSTRUCTED WITH 4X8 DOCK JOISTS & 6X12 DICK BEAMS
19. DECK SURFACES, STAIR TREADS, RISERS AND LANDINGS SHALL BE CONSTRUCTED WITH 1-1/2 INCH THICK WOOD (2" X 12) SHALL BE EITHER REDWOOD, WESTERN RED CEDAR, INCENSE CEDAR, PORT ORANGE CEDAR AND ALASKA YELLOW CEDAR

REVISIONS	DATE	BY

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lower level floor plan

Professional Engineer Seal
 C 3389
 EXP: 06/30/2022
 ENGINEER'S SIGNATURE DATE
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